

**Gregg Schoh**

**Subject:** FW: Lakeside Community Council Meeting - Minutes, April 24, 2007

Lakeside Community Council Meeting  
Minutes - April 24, 2007

Meeting was called to order by Chairman Schoh at 7:00 pm. All council members were present.

Minutes from the March Council meeting were read aloud by Secretary Thornburg, with no changes.

Tamara Tanberg reported the Ben Williams Park Committee is continuing pursuit of tennis and fitness trail grants while also actively searching for volunteers to work on the park and its projects. The committee's next meeting is scheduled for May 3 at 7:00 pm. David Reynolds suggested Tamara have a representative from the committee inquire to the Lakeside Chamber of Commerce and possibly attend their meeting and present the park plans and ask for the Chamber's help in acquiring volunteers and donations.

Eric Giles, with the County Planning and Zoning Dept. updated the council with regard to the Lakeside Neighborhood Plan. Eric reviewed his plan for the baseline analysis of the current plan and the revisions process for a new plan. With the county experiencing a loss of three individuals in the planning department, Eric felt a three to four month delay is at hand, hoping to get to a build out analysis by the end of the year. Eric has met with Lakeside Water and Sewer and will use that information in the build out analysis, followed by workshops with maps and discussions about development trends.

The next agenda item being Montana Eagle acquisitions preliminary plat approval applications, for Phases V-IX, Trevor Schaefer offered this overview;

While using the County's Growth data to determine residence preferences and desires for the area, Trevor elaborated on specifics of the master plan and how they should fulfill the local growth goals. The 825 lot subdivision, consisting of 735 single family homes, 86 condominiums and 69 mixed use areas is expected to begin in 2010 with platting to cover an eight year period, with build out expected to take 30 years. Many in attendance along with the council members stated concerns over affordable housing and Chairman Schoh felt there may be a need for the development to have the, yet to be revised, neighborhood plan to comply with local growth issues. Bruce Young and others voiced the concern that a Highway 93 impact study had not been received and entrance and exiting traffic may create safety concerns. The council also echoed the game and fish departments request for less lots and more wild life pasture type areas, and voiced density and fire management concerns. Eric Giles addressed Secretary Thornburg's concerns over flexibility issues of the plat approval application, stating even though flexibility is part of the plan, the developer is held to many specifics of the application, such as lot amounts, structures per lot, safety regulations, storm water run off requirements, etc.

Eric Giles made notes of comments from the council regarding lack of specifics/details in the applications being received by Lakeside from the County Planning and Zoning office and addressed this application by reminding all in attendance that this is a master plan and of multiple phases.

Those in attendance, which included "4 of the 5 individuals responsible for Eagle Crest" and several property owners, overwhelmingly supported the overall plans and Tip Clark, Mel Allen, Jerry and Deborah Newell and Kathryn Mercord, among others voiced their praise of the council for tackling the issues facing Lakeside and requested the council approve the application.

David Reynolds motioned approval, Janet Heinze seconded the motion and the council approved the application, requesting concerns be addressed. Council vote was 3 in support, one against and two abstentions.

Chairman Schoh requested and received motion to adjourn. Meeting adjourned.

Jerry Thornburg  
Secretary  
Lakeside Community Council